Property ID: R37746

Property Information

property address: 401 E 31ST ST

legal description: PHILLIPS, BLOCK 25, LOT 3

owner name/address: FRIEDA, MARY M

PO BOX 136

BRYAN, TX 77806-0136

full business name: _____

land use category: _____   type of business: _____

current zoning: C3   occupancy status: VACANT

lot area (square feet): 3199   frontage along Texas Avenue (feet): 42

lot depth (feet): 95   sq. footage of building: 1200

property conforms to: □ min. lot area standards   □ min. lot depth standards   □ min. lot width standards

Improvements

of buildings: 1   building height (feet): 25   # of stories: 2

type of buildings (specify): WF(S)

building/site condition: 2

buildings conform to minimum building setbacks: ☑ yes   □ no   (if no, specify) _____

approximate construction date: 60's   accessible to the public: □ yes   □ no

possible historic resource: □ yes   ☑ no   sidewalks along Texas Avenue: □ yes   □ no

other improvements: □ yes   ☑ no   (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

□ yes   ☑ no   □ dilapidated   □ abandoned   □ in-use

# of signs: _____   type/material of sign: _____

overall condition (specify): _____

removal of any dilapidated signs suggested? □ yes □ no (specify) _____

Off-street Parking

improved: □ yes   ☑ no   parking spaces striped: □ yes   □ no   # of available off-street spaces: 0

lot type: □ asphalt   □ concrete   □ other _____

space sizes: _____   sufficient off-street parking for existing land use: □ yes   □ no

overall condition: _____

end islands or bay dividers: □ yes   ☑ no: landscaped islands: □ yes   ☑ no

Curb Cuts on Texas Avenue

how many: _____ curb types: ☐ standard curbs ☐ curb ramps   curb cut closure(s) suggested? ☐ yes ☐ no

N/A if yes, which ones: _____

_____

meet adjacent separation requirements: ☐ yes ☐ no   meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no   (if none is present) is there room for landscaping on the property?   ☐ yes   ☐ no

comments: _____

_____

Outside Storage

☐ yes ☒ no   (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no   are dumpsters enclosed: ☐ yes ☐ no
N/A

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no   (circle one)   ⟨residential use⟩   residential zoning district

is the property developable when required buffers are observed?   ☐ yes   ☐ no

if not developable to current standards, what could help make this a developable property?

_____

_____

accessible to alley: ☐ yes   ☐ no

Other Comments:

_____

_____

_____

_____

_____

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